

ARTICLE XVI. RENTAL DWELLINGS

Sec. 14-516. Applicability of article provisions.

The provisions of this article shall apply to all rental dwellings/units within the town except those such as hotels, motels and rooming houses which are licensed pursuant to other ordinances.
(Code 1986, § 12-341)

Sec. 14-517. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Registrar means the building inspector of the town.

Rental dwelling means any enclosed space which is wholly or partly used or intended to be used for occupants who are paying rent therefore.

Rental unit means any room or group of rooms located within a rental dwelling and forming a single habitable unit for living and sleeping by occupants who are paying rent therefore.

(Code 1986, § 12-342)

Cross references: Definitions generally, § 1-2.

Sec. 14-518. Registration.

(a) Required. No rental dwelling/unit shall be let, leased or otherwise permitted to be occupied, in whole or in part, by a tenant for residential and/or dwelling purposes unless and until the record owner has registered such property with the building inspector.

(b) Form. The rental registration form shall indicate the tax assessor's plat and lot number, address of the rental dwelling/unit, the number of rental dwelling units therein, the name and permanent mailing address of the record owner, and the usual period of occupancy by tenants (summer, September to June, or other).

(c) Filing date; term. On or before December 31 of each year, the record owner of the rental dwelling/unit shall file the completed rental registration form with the registrar, which registration shall be valid for a one-year period from January 1 to December 31 of the following year. If the property is registered during the calendar year, the registration shall be valid until December 31 of that same year.

(Code 1986, §§ 12-343--12-345)

Sec. 14-519. Posting of notice by owner.

The record owner shall post in plain view, in a conspicuous place within the rental dwelling/unit, a notice containing the ordinances of the town with regard to the dog leash law, trash disposal, winter automobile parking ban, parking restrictions, noise ordinance, dwelling occupancy limits, and any other pertinent ordinance or law which the council may deem appropriate from time to time. Such notices shall be available at the office of the registrar. The record owner or any person in control or possession of said rental dwelling/unit subject to the provisions of this article, shall cause a copy of the current lease and registration form required by this article to be posted or affixed to the inside of the primary access door to said rental dwelling/unit so as to allow the lease and registration form to be readily available for inspection by police, zoning, building, or minimum housing officials of the Town of Narragansett.

(Code 1986, § 12-346; Ch. 844, § 1, 3-8-2004)

Sec. 14-520. Penalty for violation of article.

Record owners who violate the provisions of this article shall be subject to a fine per day not to exceed the maximum allowable in Narragansett Municipal Court. Each and every day the dwelling unit is not registered shall constitute a separate violation.

(Code 1986, § 12-347; Ch. 844, § 1, 3-8-2004)

Sec. 14-521. Fee.

To defray the cost of implementing and overseeing compliance with this Article, there shall be a registration fee of **\$50.00** for each rental unit covered under the provisions of this Article. Any owner who is required to file the registration form on or before December 31, of each year, and who does not file on time, shall, in addition to any other applicable penalties provided for herein, be required to pay a late fee of \$10.00 per month or portion of month that the registration form is late.

(Ch. 844, § 1, 3-8-2004)

Sec. 34-169. Sleeping space per person.

Every room in any rooming unit occupied for sleeping purposes by one person shall contain at least 70 square feet of floor space, and every room occupied for sleeping purposes by more than one person shall contain at least 50 square feet of floor space for each occupant thereof. In type A rooming units consisting of only one room, the minimum floor space shall be 120 square feet for the first occupant and 50 additional square feet for the second occupant thereof.